

District II Advisory Board Minutes

July 10, 2006

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The District II Advisory Board meeting was held at 7:00 p.m. at the Rockwell Branch Library, 5939 E. 9th Street North. 8 board members, six staff and approximately 75-80 citizens were in attendance, in which only 27 citizens signed in. Only those individuals who signed in are listed as guests below.

Members Present

Daryl Crotts
Tim Goodpasture
Joe Johnson
David Mollhagen
Phil Ryan
Marty Weeks
Brian Carduff
Council Member Sue Schlapp

Members Absent

Matt Hesse
Sarah Devries
Larry Frutiger
Kaci Tucker*

*Youth Representatives

Staff Present

Paul Gunzelman, Traffic Engineer
Jess McNeeley, Planning
Cyndi Berner-Harris, Library
Jay Newton, Finance
Mark Manning, Finance
LaShonda Porter, Neighborhood Assistant

Guests

Listed on the last page

ORDER OF BUSINESS

CALL TO ORDER

The meeting was called to order at 7:03 p.m.

APPROVAL OF MINUTES AND AGENDA

The meeting agenda for July 10, 2006 was approved as submitted (**Goodpasture:Carduff, 7-0**)

The meeting minutes for June 5, 2006 were approved as submitted (**Carduff:Mollhagen, 7-0**)

CM Schlapp explained the purpose of the District Advisory Board, as well as how the meeting is held for District II. She explained that she has appointed **Joe Johnson** to run the meeting as she does not want to influence the DAB member or citizen responses.

CM Schlapp also explained to the citizens that the Rail Bed was on the agenda as a public agenda item which normally only allows for a 5-minute presentation, and that if this was an item that was to be discussed that it should have been requested to be on the agenda as new business. She indicated that this would not be the meeting for a heavy discussion, but she does welcome the

group to come back to the DAB in August, and be placed on the agenda as new business, as well as she is open to having a meeting with the necessary parties as well.

PUBLIC AGENDA

1. Scheduled items

17th Street BNSF Rail Bed

Nicholas Howell, 14700 Sport Kings Drive, presented information on the need for the Rails of Trails. He stated that there is a misconception that there will be security issues, as adjacent property owners/affluent citizens have expressed a discomfort with the trails. He advised that several people have written letters supporting the trails and he would really like for the City Council to consider the trail. He provided the DAB with a portfolio that provided additional information about the need and desire of the trails. Inclusive in the portfolio were statistics, editorials, and letters of support.

Dennis Dye, 6414 Farmview Lane, was concerned that we had enough trails in the City of Wichita. He wanted to understand why we needed another trail, how many people used the current trails, would this new trail cause traffic issues, since the request is to have the trail cross major arterial streets.

Frank Banfield, 12520 Meadow, agrees that the trails would be good for the community and could help with the obesity issues that City of Wichita faces with adults and children. He recognized that this would not solve the obesity issue, but would definitely help.

James Maxwell, 6520 Farmview Lane, disagrees with the idea of the trails, he insists that he would lose his privacy, and privacy was one of the main reasons that he resides in the community.

Cecelia Kellendarger, 7211 Bainbridge, indicated that the trail would run through both Districts District II and I. She provided information from May 2005 that showed that 370 people supported the trail, 34 opposed and 13 were not sure about the trail. She proposes that if nothing is going to happen with the trails, to at least put up signage, to eliminate the current car and motorcycle usage that is happening on the trails. She also indicated that the trails would also be beneficial, as it would provide another mean for citizens to travel to work and children to travel to school.

Tom Swann, 1107 N. Armour, suggested instead of a bike/walking trail, that adding public transportation to the rail bed should be considered. He suggested adding light rails, as this too would be another means for the residents to travel to work and school, in addition to being a great benefit to the City of Wichita.

CM Schlapp advised the citizens that none of the Council Members are against bike trails. She stated that the City and County are working on a Regional Pathway System Plan that would allow the City of Wichita to have a regional system. She stated the plan is trying to determine how they can connect all of the pieces and make a regional system that would connect all the trails and add some additional distance. She advised that they are going to look at the plans, have public hearings, so that can get feedback on the direction of the bike trails. However, she advised that she would not express an opinion one way or the other.

about the bike trails until she has more information about the Regional Pathway System Plan. She then offered to have an additional meeting with the residents to discuss the bike trails if they desired.

Kurt Riddley, 13244 E. Talliwood Court, asked if barricades could be put in front of the trails to stop the car traffic why the planning process was underway.

The Board thanked Nicholas Howell and guest for their presentation.

Action Taken: Received and filed.

2. Off-agenda items

No items were submitted.

STAFF REPORT

3. Community Police Report

No items were submitted.

NEW BUSINESS

4. Harry Street Improvement

Paul Gunzelman, Traffic Engineer, presented information in regards to the plans for the reconstruction of Harry Street. Currently there are 25,000 cars that travel at Harry and Rock at each of the approaches. He indicated that Harry Street would be reconstructed to provide four through lanes and a continuous two-way left turn lane. Dual turn lanes will be provided at all four approaches to the intersection of Harry and Rock. The project is estimated to start late summer 2007 and completed by early 2008.

Board Members wanted to know what the buffer size would be between the sidewalk and the street; will the City acquire any properties with this improvement, will there be any right-in/right-outs; and was this area designated as a hazardous area?

Paul Gunzelman, responded that the buffer size would be 6ft from the sidewalk to the street, that the City will probably not take any properties, and if they did it would only be at the corners; there would be no right-in/right-outs; and this area has been on the traffic engineers list for the last few years as one of the top 10 areas for improvement.

Action Taken: The Board recommended approval of the project as the staff has recommended. (Carduff:Mollhagen, 6-0)

5. ZON2006-00017

Jess McNeeley, Planning, presented a request for a zoning change from SF-5 Single-family residential to MF-18 Multi-family residential. The current area consists of two undeveloped, platted lots located north of Lewis and east of Greenwich, north of Kellogg. Based on the lot size requirements of MF-18 zoning, the site could in theory be developed with up to 16 single-

family residences, up to 20 duplex dwelling units, and up to 28 multifamily dwelling units. The applicants intended use is multiple duplexes.

The MAPC heard the zoning case on June 1, 2006 and approved the zoning change unanimously. Staff is also recommending approval based on the items listed below:

1. The zoning, uses and character of the neighborhood: Property north of the site is zoned SF-5 and developed with single-family residences, further north is property zoned “MH” Manufactured Housing and developed with manufactured housing. South of the site is property zoned “GC” General Commercial and “LC” Limited Commercial, containing vacant commercial land and a single family-residence. East of the site is property zoned “TF-3” Two-family residential, developed with duplexes and single-family residences, further east is an MH zoned manufactured home development. West of the site is property zoned SF-5 and developed with single-family residences. The request is not out of character with the mix of uses in the neighborhood.
2. The suitability of the subject property for the uses to which it has been restricted: The site could be developed as currently zoned with single-family residential uses.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the request would almost double the density at which the site could be developed. The affect on nearby residents would be increased traffic on Lewis. However, single-family residences generate more traffic per unit than multi-family residences. The minimum standards of the Unified Zoning Code, to include compatibility setbacks, should mitigate potential negative effects on the surrounding residential neighbors.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The “2030 Wichita Functional Land Use Guide” of the Comprehensive Plan identifies this site as appropriate for “Urban Residential”. The Urban Residential category includes all densities of residential development found within the urban municipality.
5. Impact of the proposed development on community facilities: Traffic on the existing residential streets will increase as a result of the proposed development.

Dennis Niedens, applicant, 14530 Core Army Court, stated that he just wanted to do a small project with little impact to the area. He advised that the units would be 2BR, 1BA with a 2-car garage, as rental properties.

Christen Bond, 323 S. Ellson, disagrees with the zoning change. Her property is located directly behind the property in question. She is concerned that once the zoning change is granted, that the applicant will not build accordingly to his original intentions, or what happens if the applicant sells the property. The new zoning allows him to build at his discretion and that is a concern. She was also concerned with the setback that would be required from her property to the proposed duplexes.

Glenda Rice, 11414 E. Lewis, agrees with the proposed change, believes this would be an asset to the community.

Richard Milligan, does not agree or disagree with the proposed zoning change, however, he is concerned that the applicant may not follow through on the intended use.

Dennis Niedens, applicant, advised that the setback will be 25ft from the citizen's property and will also have a screening. The current screening is a natural preserve and he would like to preserve that screening with some enhancements.

Board Members asked if a protective overlay could be drafted specifying the use of the property to single-family residential or multi duplexes with the appropriate # of units. **Jess McNeeley** advised that a protective overlay could be done.

Action Taken: The board recommended that a protective overlay be created and that the recommendation be deferred until August, once the protective overlay has been developed and reviewed. (**Crotts:Ryan, 7-0**)

6. Library Master Plan

Cyndi Berner-Harris, Library, presented information on the history of the library system. She provided details on the proposed new master plan for the Wichita Public Libraries. Although the library is only partially through the intended time frame for the current plan, changes to the community have caused some of the original planning assumptions to become outdated. The current plan also failed to incorporate the Central Library into the design and delivery decisions for the library system. For these reasons, the Library Board of Directors began work updating the current plan in 2004. Since that time, the services of Gossen Livingston Associates were obtained for assistance with the process. Below is a draft of the proposed new master plan phasing.

By 2011:

Create a new 120,000 s.f. Central Library in the core area of the City

By 2013:

Replace the current Westlink branch with a 22,000 s.f. Regional library in the general area of the present location (incorporates the current Orchard branch)

By 2016:

Create a new 5,000-neighborhood branch library for Southeast Wichita in the general area of Pawnee and George Washington Boulevard (relocating and combining the Plainview and Linwood branches)

Between 2016 and 2021:

Create a new 22,000 s.f. regional library in far East/Northeast Wichita (relocating and combining the Comotara and Rockwell branches)

By 2021:

Expand and/or remodel the existing Alford, Angelou and Evergreen branch libraries

- No closings of current facilities should take occur until replacement service is in place
- Selection of sites for any new facilities should be coordinated with Wichita Transit to ensure best access for residents that rely on transit services

Residents expressed a concern that the removal of neighborhood libraries to more arterial streets may not be the best solution, as it starts to make the neighborhood lose its feel. She would like to see the library remain at its current location.

Board Members thought that it seemed to be a challenging plan to accomplish in such a short period of time. They also provide comments on the location of the central library, suggesting that it may be better to locate on the fringes of downtown and not in the center.

The Board thanked Cyndi-Berner Harris for her presentation.

Action Taken: Provided comments.

7. Budget

Jay Newton, Finance, provided information on the proposed budget for 2007-2008. The City finance staff along with the Leadership Team for Transforming Wichita has coordinated the development of the 2007-2008 City Manager's proposed budget. City staff has been working diligently in strategy teams since January of 2006 to develop the base budgets and recommend the inclusion of service adjustment plans in the 2007-2008 proposed budget. Service Adjustment Plans are any increase to the current service levels through reallocating current resources or adding additional resources to add increased services to the public. The proposed budget is aimed at impacting the five goals that were adopted by City Council.

The five Council goals are:

1. Provide Safe and Secure Community
2. Promote Economic Vitality & Affordable Living
3. Ensure Efficient Infrastructure
4. Enhance Quality of Life
5. Support Dynamic Core Area and Vibrant Neighborhoods

He then advised that the goals have certain indicators that are measurable, so that Council can see that the goals are being met and at what levels. The budget is scheduled to be officially presented to the City Council on July 18, 2006. On July 18, 2006 and August 1, 2006 public hearings will be held and no later than August 8, 2006 the City Council must adopt the 2007 Annual Budget under state statute.

The budget document is available in public libraries, the Department of Finance- 12th floor of City Hall and on the City of Wichita's website at www.wichita.gov.

The Board thanked Jay Newton for his presentation.

Action Taken: Provide comments.

BOARD AGENDA

8. Updates, Issues, and Reports

No items were submitted.

With no further business, the meeting adjourned at 9:58 p.m.

The next DAB II meeting will be August 7, 2006 at the Rockwell Branch Library.

Respectfully Submitted,

LaShonda Porter, Neighborhood Assistant

Guests

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|---------------------|------------------------------------|
| Kay Soltz | 404 N. Broadview |
| Cecile Kellenbarger | 7211 Bainbridge Road |
| Earl Martling | 2106 George Washington Blvd. |
| Barry Carroll | 1140 Coolridge |
| Lendon Troiani | 905 N. Cypress |
| Roger Sites | 1348 S. 143 rd St. East |
| Jon Palenz | 1151 N. Spring |
| Diana Palenz | 1151 N. Spring |
| Dennis Dy | 6414 Farmview Lane |
| Larry Bennett | 5412 E. Morris |
| John Moore | 7211 Bainbridge |
| Phil Kottler | 830 N. Woodlawn |
| Doris Uhlig | 1342 Estate Court |
| Charles Case | 8204 W. Harry |
| James Maxwell | 6520 Farmsien |
| Doug Maryott | 3741 N. Rock Road |
| Michael Hannigan | 108 Lochinrar |
| Frank Banfield | 12520 Meadow |
| Clare D Siemer | 8204 E. Harry |
| Dick L Siemer | 8204 E Harry |
| Charles Case | 8204 E. Harry |
| David Bond | 323 S. Ellson |
| Kristin Bond | 323 S. Ellson |
| Edward Antrim | 6416 Edinburg |
| Charlie Claycomb | 151 N Rock Island #4A |
| Cindy Claycomb | 151 N Rock Islanda #4A |